

CACTUS CORRIDOR AREA STUDY

APPROVED 5/5/92

The Cactus Corridor Study Area encompasses a diverse neighborhood. The heart of the area consists of low-density residential lots ranging from 35,000 square feet to 2-1/2 acres, with minimal street improvements, and large front yard setbacks. In addition, the equestrian lifestyle is evident in an informal back yard setting, or as found in a larger ranch operation. The age of the housing is relatively equal in terms of what has been built in the past 10 years, and that which is older. The edges of the Corridor consist of suburban single family housing, with multi-family housing clustered at activity centers.

BACKGROUND ISSUES

1. The equestrian experience for the current owners of larger properties has been declining over the years. They feel the adjacent suburban densities preclude a viable use of their property for horse related activities, and would therefore like to transition to development of like character. In addition to the land dynamics of the area, the economic picture for the equestrian business has faltered, thus leaving some ranches facing uncertain futures.
2. The development community has expressed interest in building a semi custom type of home on a medium sized lot. A potential match could happen though the re-use of equestrian properties.
3. Homeowners within the existing low-density areas are concerned about the character created by new development and the trend toward smaller lots, project walls, and internalized site planning.

RECOMMENDATIONS

The following amendments to the General Plan are recommended:

CHARACTER

For areas west of 96th Street, the Suburban character is recommended. This change would allow the equestrian properties to redevelop with a semi-custom product while also matching densities established on the north and south of Cactus Road.

For areas east of 96th Street, the existing rural character is recommended to continue. Development in this area should reflect a low density, and where feasible, an equestrian flair. Development should also be compatible with the existing neighborhood. To reinforce this theme, the name "CACTUS ACRES" should be used to describe this unique district of the city. It is also recommended that special streetscape treatment be designed for Cactus Rd., 96th St., and 104th St. Potential components of this program would be district gateways and neighborhood entries, a street tree program, an informal path, landscaping, and rural/western fencing.

LAND USE

The attached map illustrates a recommendation for categories 13 and 14 to be applied to specific areas west of 96th Street. There is no recommended change in land use for areas east of 96th street; however, flexibility should be allowed to review projects on a case by case basis.

CIRCULATION

No change in street classification is recommended. However, it is recommended that a neighborhood level trail loop be established. This trail would provide an inner connection between the neighborhood and the planned or existing trails. The creation of this circuit would require participation of the Cactus Acres property owners.